

**FALCON'S CREST HOMEOWNERS ASSOCIATION ANNUAL
OWNER'S MEETING
MONDAY, MARCH 22, 2021 AT 5:30PM VIA ZOOM VIDEO CONFERENCE**

AGENDA

I. CALL TO ORDER

- a. KELLY GASKINS CALLED THE MEETING TO ORDER AT **5:37** PM
- b. ROLL CALL
 - i. BOARD MEMBERS
 - a. KELLY GASKINS, PRESIDENT - **Present**
 - b. BRIAN HENNING, TREASURER - **Present**
 - c. TRISHA STODDARD, SECRETARY - **Present**
 - ii. MANAGEMENT REPRESENTATIVES
 - a. JEFF STRAUSER, COMMUNITY MANAGER – Present
 - i. **As of April 1, 2021, Jeff will be stepping into the role as the Falcons Crest Community Manager. Moving forward, all questions, concerns, and community issues will be directed and handled by Jeff. He can be contacted at jeff@amcassociation.com or 314.291.1450.**
 - b. GREG PHILLIPS, AMC MANAGEMENT SNR CONSULTANT- **Present**
 - i. **Greg will continue to assist our community from a consulting standpoint. He'll be assisting with larger and ongoing issues but will no longer be community facing.**
 - iii. OWNERS AND OBSERVERS
 - 1. THERE ARE **13** HOUSEHOLDS REPRESENTED
- c. CONSIDERATION OF COMMUNICATION – **Notice of this meeting was mailed on March 5, 2021**
- d. CONSIDERATION OF QUORUM – **No voting took place at this meeting so this is not applicable at this time.**

II. MANAGER'S REPORTS

- a. FINANCIAL REPORT
 - i. AS OF FEBRUARY 28, 2021
 - a. **The Board is on budget. A copy can be requested from greg@amcassociation.com or jeff@amcassociation.com.**
- b. PROJECTS OVERVIEW
 - i. COMMUNITY MONUMENT SIGN PROJECT
 - a. **The Board has been working with a design team and has decided on the basic logo for the entry sign. We are currently waiting for color mock ups to begin working on coloring. The next step will be selecting several designs and materials. Once that is complete, the Board and AMC will begin sending out Request for Proposals and based on budget and the best price, make a final decision.**
 - ii. COMMUNITY BEAUTIFICATION PROJECT

- a. **The Board is aware of the eye sore at the end of Stuerman as well as the one at the dead end at Falcons Crest and Falcons Flight. We are currently in the process of determining if this is the responsibility of the City, the Builder, or the Board to rectify. Once this is determined, immediate action will be taken to clean up these areas.**
- iii. **GOVERNING DOCUMENT AMENDMENT PROJECT**
 - a. **In order to make the changes we know the community wants, the Board needs to implement an amendment. This is a legal document that is being drafted by our attorney and will be mailed in the next month for member to vote on and will also have to filed as a legal addition to our Indentures.**
 - b. **If this amendment passes with a 75% majority in favor, it will allow the Board to write polices/board resolutions to allow changes such as an “L” shaped enclosure for trash cans or alter the trash can rule to best suit the community, to alter the commercial vehicle rule, among other alterations to some rules that members and the Board feel unnecessary specific to our community. If this does not pass, no changes can be made and the Board and community will have to abide by the current rules set in place.**
 - c. **All current homeowners will receive 3 pieces in this packet. The first will be a letter explaining this amendment along with its purpose and goal, the second will be the actual amendment itself in its entirety for your review, and third will be a ballot to return via mail, with a “yes, in favor” or “no, not in favor” option.**

III. GENERAL BUSINESS

- a. **BUILDER STORAGE LOT**
 - i. **COMMUNICATION FROM ASSOCIATION ATTORNEY TO BUILDER**
 - a. **In partnership with Elia Ellis, the Board has sent Larry Turbrock a letter asking him to clean up his remaining lot by April 8, 2021. If this is not rectified or Elia Ellis is contacted for additional time, further legal action will be taken to rectify the cleaning of lot 114.**
- b. **BASKETBALL HOOP POLICY REVIEW AND UPDATE**
 - a. **The Board reviewed and discussed basketball hoops. The Board does not want to take away from the kids being able to play and have fun in our community. However, there is a question as to what can become “permanent.” Since there is a strict no storage rule that is enforced, hoops are allowed out permanently from Spring to Fall as long as they not obstructing the street. We ask that during the winter they are properly stored out of view from the road. This is also to prevent damage to your property from the snow plows during the winter.**
- c. **FENCE COMPLIANCE AND REQUIREMENTS REVIEW**
 - a. **The Indentures state that fences must come off the back side of your home and back side of your garage. In the coming months, the Board and AMC will be taking inventory of fences that are in violation and reaching out to those members individually. We**

intend to work with each home in violation on a case by case basis due to the severity of the violation and to ensure that the best outcome is met for all.

- b. This is being done as some members have complained and therefore the Board does have to address the issue.**

d. ENFORCEMENT OF RULES AND REGULATION

- a. Violations are done at random. If you receive a violation for an issue that is not a repeating offense, please file and disregard. An example of this is: you were grilling Sunday evening and left your grill out in your driveway to cool overnight. Later you receive a violation for it being there Monday morning.**
- b. The Indentures clearly states that objects cannot be stored in your driveway or in view of the street. All the Board asks, is that you abide by this and do not store items in the front of your home/driveway for extended periods of time as they are then considered “permanent.” This includes grills, firepits, trash cans, and any additional items. This is to be respectful of your neighbors and to keep our community looking the way our members want it to look.**
- c. The Board is not here to make things more difficult, we are here to help. We abide by the same rules as everyone else in the community and entered into the same contractual agreement when signing the Indentures. Our hope is that we can all work together to implement some rules that make sense for our community and for our members and to work as a community in doing so, as well as keep our community looking like a place we are all happy to be living.**

IV. OPEN FORUM

a. QUESTION AND ANSWER SESSION

- a. Additional review of budget requested**
- b. Question raised that several homes did not receive meeting notice. This is being confirmed and investigated.**
- c. Discussion around the Board and AMC creating an email list for communication due to the constant issues with USPS. If you would like to provide an email address, please contact Jeff at jeff@amcassociation.com**
- d. Several members expressed, the need to for communications of come via email or mail due to not having social media. The Board will answer questions on social media if asked but as mentioned before, will refrain from using the Facebook page or social media for important updates. Those will always be sent via mail or email.**

V. ADJOURN

- a. KELLY GASKINS ADJOURNED THE MEETING AT 6:25 PM**